

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

2/103 QUINN STREET DEER PARK VIC 3023

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$599,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$490,000

Property type

Unit

Suburb

Deer Park

Period-from

01 Apr 2021

to

31 Mar 2022

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

2/32 KYNOCH STREET DEER PARK VIC 3023	\$595,000	05-Nov-21
845B BALLARAT ROAD DEER PARK VIC 3023	\$640,000	29-Sep-21
33A DUMFRIES STREET DEER PARK VIC 3023	\$578,000	28-Feb-22

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 04 April 2022



2/32 KYNOCH STREET DEER PARK VIC 3023

Sold Price

\$595,000

Sold Date

05-Nov-21



3



2



1

Distance

1.49km



845B BALLARAT ROAD DEER PARK VIC 3023

Sold Price

\$640,000

Sold Date

29-Sep-21



3



2



2

Distance

-



33A DUMFRIES STREET DEER PARK VIC 3023

Sold Price

^{RS} **\$578,000**

Sold Date

28-Feb-22



3



2



1

Distance

1.5km

RS = Recent sale

UN = Undisclosed Sale

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